

Community Food System Zoning Amendment Proposal

Goal/Objective: to increase access to healthy, local, affordable, and culturally appropriate foods, and encourage community-building, support local agriculture, spur economic development, and strengthen property rights.

Explanation of mark up:

Plain black text currently exists in the code

Blue text is new

~~Strikethrough text~~ currently exists in the code and will be eliminated

Contents:

- I. Farmers' Markets
- II. Composting
- III. Cover crops
- IV. Community Gardens
- V. Market Gardens
- VI. Signs
- VII. Animals
- VIII. Additional Definitions
- IX. Updates to Land Use Schedule

I. Farmers' Markets

Definitions

FARMERS' MARKET-- A recurring event, held in an outdoor area, on designated days and times (limited to between 7:00 a.m. through 9:00 p.m., a maximum of six (6) hours per day, and a maximum of three (3) days per week), where more than five (5) market vendors, consisting of agricultural producers, home processors, food market manufacturers, food market distributors and craft producers that manufacture or craft non-food goods by the force of their own labor, are organized for the purpose of selling their products directly to the public. All tents, other shelters, and signs are removed outside of permitted hours of operation.

Background: Because the zoning code does not have a definition for a Farmers' Market and does not explicitly allow them in any district, a Farmers' Market would technically need a variance if held on privately owned land.

Purpose of Changes: These changes define Farmers' Markets (including a minor Farmers' Market), and then specifically allow them in certain districts while setting parking requirements and limited hours of operation.

FARMERS' MARKET, MINOR -- A recurring event, held in an outdoor area, on designated days and times (limited to between 9:00 a.m. through 8:00 p.m., a maximum of six (6) hours per day, and a maximum of three (3) days per week), where market vendors, consisting of agricultural producers, home processors, food market manufacturers, food market distributors and craft producers that manufacture or craft non-food goods by the force of their own labor, are organized for the purpose of selling their products directly to the public. All tents, other shelters, and signs are removed outside of permitted hours of operation. A Farmers' Market, Minor is limited to between two (2) and five (5) market vendors, whose primary purpose is to improve access to locally grown agricultural products. A minimum of fifty (50) percent of market vendors in Minor Farmers' Markets shall be food market vendors (agricultural producers, food market manufacturers, food market distributors, or home processors).

Parking

Land Use or Activity	Space(s) Required
Farmers' Market	1 space per vendor space
Farmers' Market, Minor	none

II. Composting

Definitions

COMPOST -- the product of the composting process. Compost is characterized as chemically and biologically altered organic material which has become chemically stable, which decomposes slowly and is free from odors.

COMPOSTING -- the controlled decomposition of organic solid wastes under aerobic conditions to produce a relatively stable, inert material that may be incorporated into the soil without producing any adverse impact to the soil or to the public health.

Background: The zoning code does not currently have any regulations on composting or a definition for composting. Composting saves both residents and the City money by reducing the amount of waste put out to the curb, and the City has been promoting composting through community education and the sale of compost bins. However, without any specific regulations, it can be challenging for Code Enforcement to address concerns from residents on composting.

Purpose of Changes: This added language clearly outlines requirements for responsible composting that will prevent impacts to neighboring properties.

§ 265-15. Garbage and sanitation.

H. Composting is allowed on any lot as an accessory use to any primary use in accordance with the following regulations:

- (1) Composting shall be conducted in such a way that a fire, rodent or disease-carrying insect hazard are not created, nor noxious odors perceptible from or a nuisance to neighboring properties.
- (2) Compost materials shall be managed and maintained to promote aerobic composting conditions and covered during inclement weather to promote effective decomposition of the materials in a safe, secure and sanitary manner.
- (3) Composting shall not be permitted within a required front yard setback or between a front property line and the front face of a building.
- (4) Composting shall not be located within five (5) feet of any side or rear lot line, unless it is:
 - (a) Conducted within an enclosed container that is a commercially manufactured composting unit or a durable bin that properly contains the composting material, such as sturdy woven wire (gauge 2 minimum) and rot-resistant wood.
 - (b) No more than a total of three (3) cubic yards in volume and four (4) feet in height, and
 - (c) Screened from view of neighboring properties with either solid fencing or shrubs which shall exceed the height of the compost bin by no less than two (2) feet, nothing herein shall change requirements regarding fencing height, as outlined in § 410-14.
- (5) All composting materials not in compliance with this Section may be subject to Code Enforcement action and subject to abatement at the cost of the property owner.

III. Cover Crops

COVER CROPS-- Cover crops are grasses, legumes or small grains grown between regular crop production periods or underneath the canopy of crops for the purpose of protecting and improving the soil.

Background: As written currently, the zoning code limits the use of cover crops, which are used to prevent soil erosion and to build the health of soil by adding nutrients such as carbon and nitrogen. Cover crops can typically exceed 10 inches in height, which is prohibited by the code.

Purpose of Changes: This added language clearly defines cover crops and specifies that they may exceed 10 inches in height in community and market gardens and in personal household gardens as long as they are located in backyards.

§ 265. HOUSING AND PROPERTY MAINTENANCE

265-13. Minimum exterior and interior requirements.

H (c) Yards, courts, vacant lots and grass medians shall be kept trimmed and mowed, with the height of grass and weeds being no more than 10 inches, and clean and free of physical hazards, rodent harborage and infestation. They shall be maintained in a manner that will prevent dust and other particles from being blown about the neighborhood, such as by the planting of grass. Cover crops may exceed 10 inches but no more than 36 inches in height in gardens, community or neighborhood gardens, market gardens and in household gardens that are located in rear yards.

IV. Community Gardens

Definition

GARDEN, COMMUNITY OR NEIGHBORHOOD -- An area used by several individuals, ~~or families, operating in association with each other and under sponsorship by a nonprofit or voluntary organization, for seasonal production of vegetables and other garden produce for home consumption by the individuals or families directly engaged in such production.~~ ~~personal or group consumption,~~ ~~donation, or for sale that is incidental in nature.~~

§ 410-29. Special conditions for certain land uses in residential districts. [Amended 3-2-09 by Ord. No. 9-2009]

Land uses listed in Schedule I as being "Permitted with Planning Department approval (Series B site plan)" shall not be considered permitted until the Supervisor of the Office of Building and Construction is satisfied that there is compliance with applicable conditions as set forth in this § 410-29.

~~L. A garden, community or neighborhood, in the R-1, R-2, and R-3 Districts is permitted when:~~

- ~~(1) A site plan is approved in accordance with applicable provisions of Article IX of this chapter.~~
- ~~(2) Any compost piles must be located so as not to create a nuisance to adjoining residences.~~
- ~~(3) The gardens must have a five-foot setback from all property lines.~~

§410-41. Additional requirements for certain land uses

A. In addition to the general requirements specified in § 410-40 above, which are applicable to all special use permit/Series A site plan review requests, the specific requirements for certain land uses as set forth in this section shall be complied with unless such requirements are modified by the Planning Commission.

Additional requirements are as follows:

(90) A garden, community or neighborhood, is permitted in all Districts, pursuant to Schedule I and II, when:

- (a) A site plan is approved in accordance with the applicable provisions of Article IX of this chapter with additional site plan elements as follows:
 - [1] A detailed, scale drawing of the location of all compost areas, fertilizer storage, and garden beds.
 - [2] The applicant must present, as part of the application, soil lead content test results and proposed remediation methodology, if needed. Alternatively, the applicant may use raised garden beds with a minimum height of 12" for all edible plants, in which case soil testing is not required. The Planning Commission may require additional soil testing based on the historic use of the property.
- (b) This use shall be exempt from minimum lot area and minimum lot width requirements.
- (c) Hours of operation are limited to sunrise through sundown.
- (d) On-site sales of fresh food and horticultural products grown onsite and value-added products, where the primary ingredients are grown and produced on-site, are permitted from 9:00 am through sundown. Sales shall be in accordance with any other applicable Local, State and/or Federal regulations.
- (e) Mechanized equipment. In all residential zoning districts, mechanized equipment similar in scale to that designed for household use may be used 8:00 a.m. through sundown Monday through Friday and 9:00 a.m. through sundown Saturday and Sunday. Use of larger mechanized farm equipment, such as tractors, is prohibited in all residential zoning districts.
- (f) When a garden, community or neighborhood is located on City-owned property, the use of fertilizers, pesticides, soil amendments, and other related substances shall be limited to those allowed by the USDA under the National List of Allowed and Prohibited Substances for organic production. The use of all other fertilizers, pesticides, soil amendments, and other related substances is prohibited. The application of fresh manure is not allowed.
- (g) The keeping of poultry and rabbits is prohibited.

Background: In reviewing the current guidelines on community gardens in the zoning code, concerns were raised over the following issues: soil contamination, disturbance to neighbors by unlimited hours of operation and use of mechanized equipment, and impacts from the use of pesticides and fertilizers. In addition, the code currently would allow the keeping of animals at community gardens, which could be problematic.

Purpose of Changes: This added language addresses the above concerns by requiring soil testing, setting limited hours of operation and the use of mechanized equipment, limiting the use of pesticides and fertilizers in gardens on City property, and prohibiting the keeping of animals in community gardens.

Land Use or Activity	Space(s) Required
Garden, Community or Neighborhood	none

V. Market Gardens

Definition

GARDEN, MARKET -- A private, commercial or community site used for the seasonal or year-round growing of horticultural crops primarily for sale or distribution.

Background: The current zoning code does not define a Market Garden and does not explicitly allow them in any district. Without a code update, residents and businesses will have to go through the variance process to develop Market Gardens, which puts up an roadblock for an activity that will benefit Binghamton residents. Through the variance process, regulations would be set by the Zoning Board of Appeals on a case by case basis rather than being standardized by City Council in the Code.

Purpose of Changes: This added language defines a Market Garden, provides clear, standard regulations for Market Gardens and addresses the potential impacts of Market Gardens, which are similar to those of Community Gardens. This section limits hours of operations, sales, and the use of mechanized equipment, limits the use of pesticides and fertilizers in gardens on City property, and establishes parking regulations.

§410-41. Additional requirements for certain land uses

A. In addition to the general requirements specified in § 410-40 above, which are applicable to all special use permit/Series A site plan review requests, the specific requirements for certain land uses as set forth in this section shall be complied with unless such requirements are modified by the Planning Commission.

Additional requirements are as follows:

- (89) A garden, market, is permitted in all Districts, pursuant to Schedule I and II, when:
- (a) A site plan is approved in accordance with the applicable provisions of Article IX of this chapter.
 - (b) The requirements outlined under §410-41 A.(90) for Garden, community or neighborhood are met.
 - (c) Compost and waste management must comply with § 265-15. In addition, composting must be set back at least 25 feet from the edge of the roadway.
 - (d) Notwithstanding the foregoing, hours of operation are limited to:
 - [1] Commercial and Industrial Districts: sunrise through sundown.
 - [2] Residential Districts: 7am through sundown Monday through Friday; 8am through sundown Saturday and Sunday.
 - (e) Parking. Notwithstanding the provisions of **Article X. Off-Street Parking, Loading and Storage** required off-street parking spaces will count toward required off-street loading spaces.
 - (f) In all residential districts Market Gardens shall only be permitted upon the approval of a Special Use Permit/Series A Site Plan pursuant to the procedures in Article VIII, including the procedures for a public hearing and public notice, and subject to all other applicable requirements.

<u>Land Use or Activity</u>	<u>Space(s) Required</u>
Garden, Market	1 space per 500 square feet of gross floor area of office, sales, or display area in excess of 4,000 square feet (minimum of 4 spaces) and 1 space per 7,500 square feet of growing or storage area, and off-street bicycle racks with capacity for one bicycle per 7,500 square feet of growing or storage area.

VI. Signs

ARTICLE XI, Sign Regulations

§ 410-64. Permitted signs.

The following signs are permitted in any district without a sign permit or fee:

O. Bulletin Board Sign: One bulletin board sign (single or double-faced) is permitted for Gardens, Community or Neighborhood and Garden, Market. Such signs shall not be located within twenty (20) feet from front property line and ten (10) feet from any side or rear property line, shall not exceed six (6) square feet in area and shall not exceed five (5) feet in height. Landscaping or other decorative materials designed to screen the base of the community bulletin board shall be provided. Illumination of such signs is prohibited.

VII. Animals

Definitions

POULTRY -- fowl kept for domestic use for food or in the production of food but not as pets; includes but is not limited to chickens, ducks, turkeys, geese, peacocks, guinea birds, pigeons and doves.

RABBIT -- long-eared, short-tailed, burrowing mammals of the family Leporida.

AGRICULTURAL USE STRUCTURE -- any barn, stable, shed, silo, garage, fruit and vegetable stand or other building or structure directly and customarily associated with agricultural use.

AGRICULTURAL USE STRUCTURE, ANIMAL-- a type of agricultural use structure, including but not limited to chicken coops, rabbit hutches, sheds, stables, and barns, used to house animals.

BEEHIVE -- A structure with movable-frames intended for the housing of one (1) honey bee colony.

BEEKEEPER -- A person owning, possessing or controlling one (1) or more beehives.

BEE KEEPING -- A private or commercial activity where beehives are kept on a lot or parcel.

Background: The current zoning code allows up to 4 chickens and 4 rabbits. It does not place any restrictions on animal housing or waste management. In addition, the City's zoning code is not in line with NYS regulations, which prohibit the sale of less than 6 chickens or rabbits. There is also a lack of regulations to address beekeeping, which has increased in popularity in urban areas

Purpose of Changes: The proposed changes would increase the allowed number of adult chickens or rabbits to 6 while addressing issues related to waste management, odor, animal welfare, and penalties. Similarly, potential problems related to urban beekeeping are addressed, using model code language from communities similar to Binghamton.

§ 410-19. Accessory buildings and uses.

A. Limitation. Any accessory building or use shall be limited to that which is compatible with, and incidental to, the principal building or use permitted on the lot. Such accessory structures or use shall not be established prior to establishment of the principal building or use. Only one private garage or carport is allowed per residential lot. In addition, only one accessory shed is allowed per residential lot, with a maximum area of 200 square feet and no dimension greater than 16 feet. Maximum height shall not exceed 10 feet. Notwithstanding the foregoing, up to two Agricultural Use Structures, Animal are permitted per lot in accordance with § 410-19 D and requirements for maximum lot coverage as outlined in § 410-28. Schedule IA and § 410-33. Schedule IIA. The maximum height for Agricultural Use Structures, Animal shall not exceed 10 feet, and the total maximum area of Agricultural Use Structures, Animal per lot is 200 100 square feet.

C. Keeping of animals. An accessory use to a residential use in any district shall not include the sheltering, keeping or maintaining of hogs, goats, sheep, horses, ponies, mules, donkeys, cattle, ~~chickens, rabbits~~ or any animal not commonly considered a domestic pet, except that ~~up to four chickens~~ poultry or rabbits may be kept and maintained in a manner that does not create odors or noise disturbing to occupants of adjacent properties and in accordance with the following regulations:

(1) Poultry

(a) Permitted. Female chickens and ducks are permitted poultry in accordance with this section. A maximum of ~~six (6)~~ four (4) permitted poultry are allowed in properly enclosed and maintained backyards. Juvenile female chickens and ducks, those that are too young to lay eggs, do not count toward the total.

(b) Prohibitions. All other poultry (including but not limited to roosters, drakes, turkeys, geese, peacocks, guinea birds, pigeons and doves) are prohibited.

(2) Rabbits

(a) Permitted. ~~Six (6)~~ Four (4) rabbits are allowed in properly enclosed and maintained back yards. Rabbits under twelve weeks in age do not count toward the total.

(3) General Regulations:

(a) Agricultural Use Structure, Animal. All permitted poultry and rabbits shall be provided with a covered, vermin and predator-proof coop, cage, stable or other four-wall shelter that is thoroughly ventilated, designed to be easily accessed and cleaned, and of sufficient size to permit free movement of the animals exclusive of areas used

for storage of materials or vehicles. Such buildings shall provide protection against wind, cold, snow, rain and sun, so that animals are afforded a living space that is dry and of a reasonable temperature that will not adversely affect their welfare. Enclosures shall be constructed in conformity with Chapter 410 Zoning and all other applicable City of Binghamton Codes, Ordinances, and/or General Laws. The methods and materials used to construct Agricultural Use Structures, Animal will conform to NYS Code standards for the construction of Accessory structures. Other requirements for Agricultural Use Structures, Animal are as follows:

- [1] At least four (4) square feet of area are required for each permitted poultry in addition to at least one nesting box and elevated perching areas, and
 - [2] At least five (5) square feet of area are required for each permitted rabbit, and
 - [3] Poultry and rabbits must have distinct and physically separated space as required by paragraphs 1. and 2. above from other types of permitted livestock within an Agricultural use structure, Animal.
 - [4] Flooring shall be flat and solid and shall not consist of wire or mesh. Clean, dry, disposable bedding suitable specifically for the housed permitted poultry and rabbits shall be provided ~~at all times~~.
 - [5] Animals shall be confined to the indoor enclosures during non-daylight hours.
 - [6] Setbacks. Agricultural Use Structures, Animal for housing permitted poultry may not be located in front yards and shall not be located within five (5) feet of a side yard line or rear yard line, and at least twenty-five (25) feet from residences or businesses, excluding the residence or business of the poultry's owner or handler. No permitted poultry or rabbits are allowed to be kept within 100 ft. of river, creek, stream.
- (b) Open Enclosures and Fences. All permitted poultry and rabbits shall have access to an outdoor, open enclosure fenced or otherwise bounded to contain the animal on the property and to prevent access by dogs and other predators. At least ten (10) square feet of area for each permitted poultry or rabbit. Enclosures must be covered with wire or aviary netting. The enclosure shall be designed so as to provide shade and sunlight.
- (c) Agricultural Use Structures. Animal and open enclosures shall be safe, sanitary and shall not constitute a public nuisance nor be dangerous or be detrimental to the health of the public or animals nor produce noxious odors perceptible from neighboring properties.
- (d) No poultry or rabbits shall harbored in any area of any dwelling, structure, or building used for continuous daily human occupation.
- (e) Animal waste shall be properly managed, pursuant to applicable local and state regulations.
- (f) Proper care of animals. The owner or handler of permitted poultry or rabbits shall provide:
- [1] Regular and adequate amounts of nutritious food that is appropriate for the species and that maintains the animal in good health.
 - [2] A constant and adequate supply of clean, fresh, potable water that keeps the animal hydrated for environmental conditions.
 - [3] Care and medical treatment that is sufficient to maintain the animal in good health and to prevent, to the maximum extent practicable, injuries, parasites, and diseases.
- (g) Enforcement and Penalties. Any person found guilty of violating these provisions will be liable to penalties as in accordance with § 410-89. Penalties for offenses.

D. Bee Keeping. The keeping of bees, and associated beehives, is an accessory use in any district and shall be governed by the following regulations:

- (1) Number. No person is permitted to keep more than the following numbers of beehives on any lot within the city:
 - (a) Two (2) beehives per lot that is 21,780 square feet (one-half acre) or smaller;
 - (b) Two (2) additional beehives per lot per additional 10,890 square feet (one-quarter acre).
- (2) Locations and Setbacks. No beehive or water supply shall be kept closer than ten (10) feet from any lot line and ten (10) feet from any primary structure. No beehive or water supply shall be kept in a front, rear or side setback required for accessory structures in a district, as outlined in § 410-28. Schedule IA and § 410-33. Schedule IIA. Beehives may be located no more than six (6) feet above grade. No beehive shall be placed within thirty (30) feet of any public sidewalk or roadway. The front of any beehive shall face away from the property line of the residential lot closest to the beehive.

- (3) Fences and Shrubs. A flyaway barrier consisting of a solid fence or dense living hedge at least six (6) feet in height shall be placed along the side or rear property line for any beehive within twenty-five (25) feet of the lot line. The solid fence or dense living hedge shall extend at least twenty (20) feet on either side of the beehive.
- (4) Water Supply. A minimum of one half gallon per hive of fresh, clean water shall be maintained on the lot which is readily available to all bee colonies throughout the day to prevent bees from congregating at other sources of water on nearby properties.
- (5) Signage. An informational sign shall be posted within five (5) feet of a bee hive which displays the name and phone number of the keeper of the hive and the name and phone number of the property owner if different than the bee keeper.
- (6) Prohibitions. No Africanized bees may be kept in the City of Binghamton.
- (7) Registration. Any person intending to keep bees within the City of Binghamton shall first register with the City of Binghamton Clerk. A registration fee shall be established from time to time by the Council of the City of Binghamton. Such fee shall be paid upon registration, and shall be nonrefundable.
 - (a) In order to register, the applicant shall provide the following to the City Clerk:
 1. Applicant name, mailing address, telephone number, and email address.
 2. Property owner name, mailing address, telephone number, and email address.
 3. Site Location and Description, including site address, lot size, and lot dimensions.
 4. Information regarding the number of hives, location of hives in relationship to property lines and structures, both on-site and on adjacent lots, and the location of the on-site water supply.
- (8) Enforcement and Penalties. Any person found guilty of violating these provisions will be liable to penalties as in accordance with § 410-89. Penalties for offenses.

~~E.D.~~ Standards...

§ 410-89. Penalties for offenses.

B. Penalties.

- (1) Any violation of any provision of this chapter shall be deemed a violation, and any person found guilty thereof shall be liable to a minimum fine of ~~\$50~~ **\$100** and which shall not exceed \$1,000, or to imprisonment not to exceed 15 days, or both such fine and imprisonment, and each day's failure to comply with such provision shall constitute a separate violation.
- (2) Any person not in strict compliance with § 410-19 C. Keeping of Animals in regards to required enclosures, space per animal, waste management, and proper care of animals and § 410-19 D. Bee Keeping in regards to number of permitted hives, fly away barriers, and prohibitions shall be liable to a minimum fine of \$500 and which shall not exceed \$1,000, or to imprisonment not to exceed 15 days, or both such fine and imprisonment, and each day's failure to comply with such provision shall constitute a separate violation.

VIII. Additional Definitions

ARTICLE II, Definitions

§ 410-5. Terms defined. *(to be inserted alphabetically)*

AFRICANIZED BEES -- a hybrid variety of bee generated by the breeding of the African honey bee with various European honey bees.

AGRICULTURE -- The growing of crops, fruits, plants, vines, trees or shrubs for commercial sale and accessory uses customarily incidental to such activities. (See also "garden, noncommercial," "garden, community or neighborhood," "market garden," "urban farm," and "greenhouse, commercial").

COLD FRAME -- An unheated temporary structure typically consisting of, but not limited to, a wooden or concrete frame and a top of glass or clear plastic, used for protecting seedlings and plants from the cold.

FARMSTAND-- A temporary structure for the display and sale of food or ornamental crops grown on-site at a community garden, market garden or urban farm.

FLY-AWAY BARRIER -- A barrier which directs bees into the sky and away from pedestrians. Fly-away barriers can be composed of dense vegetation or man-made materials, so long as the bees are forced to fly over the structure.

GARAGE SALE -- Household goods ~~and~~, clothing, **and home-grown produce** for sale to the general public, which are displayed in the garage, yard or porch of a private residence; a yard, porch, lawn or rummage sale. (See also "flea market, short-term.")

GARDEN, NONCOMMERCIAL **OR HOUSEHOLD** -- An area used for the individual growing of fruit, vegetables and flowers which are not to be sold commercially. (~~See also "garden, community or neighborhood" and "greenhouse, commercial."~~)

GREENHOUSE, TEMPORARY -- specialized agricultural equipment having a framework covered with demountable polyurethane materials or materials of polyurethane nature and lacking a permanent and continuous foundation, which is specifically designed, constructed and used for the culture and propagation of horticultural commodities. A "temporary greenhouse" may include, but is not limited to, the use of heating devices, water and electrical utilities, and supporting poles embedded in non-continuous concrete. In no instance will a temporary greenhouse be used for the retail sale of any farm or non-farm products.

GREENHOUSE, COMMERCIAL -- Any **permanent** building or structure in which light, temperature and humidity can be controlled for the growing and protection of flowers and other plants which are to be sold commercially.

HOOPHOUSE -- an unheated temporary structure lacking a permanent foundation made of PVC piping or other material covered with translucent plastic, constructed in a "half round" or "hoop" shape. A "hoop house" may not include heating devices, water or electrical utilities, and supporting poles may not be embedded in concrete.

VALUE-ADDED PRODUCTS -- agricultural products that have increased in value due to processing (i.e. jam, sauces, and wreaths).

IX. Updates to Land Use Schedules

§410-27 Schedule of Land Uses in Residential Zoning Districts

A. R-1 Residential Single-Unit Dwelling District.

(1) Permitted by right.

(b) Accessory Uses:

[Bee Keeping](#), subject to 410-19 D.

[Keeping of Animals](#), subject to 410-19 C.

(2) Permitted with Planning Department approval (Series B site plan).

(a) Principal uses:

Garden, community or neighborhood, [subject to 410-41\(90\)](#)

(3) Permitted with Planning Commission approval (Special Use Permit and Series A Site Plan Review), [pursuant to Article VIII](#).

(a) Principal uses:

[Garden, Market](#), subject to 410-41(89)

B. R-2 Residential One- and Two-Unit Dwelling District.

(1) Permitted by right.

(a) Principal uses:

[Farmers' Market](#), Minor

(b) Accessory Uses:

[Bee Keeping](#), subject to 410-19 D.

[Keeping of Animals](#), subject to 410-19 C.

(2) Permitted with Planning Department approval (Series B site plan).

(a) Principal uses:

Garden, community or neighborhood, [subject to 410-41\(90\)](#)

(3) Permitted with Planning Commission approval (Special Use Permit and Series A Site Plan Review) [pursuant to Article VIII](#).

(a) Principal uses:

[Garden, Market](#), subject to 410-41(89)

C. R-3 Residential Multi-Unit Dwelling District.

(1) Permitted by right.

(a) Principal uses:

[Farmers' Market](#)

[Farmers' Market](#), Minor

(b) Accessory Uses:

[Bee Keeping](#), subject to 410-19 D.

[Keeping of Animals](#), subject to 410-19 C.

(2) Permitted with Planning Department approval (Series B site plan).

(a) Principal uses:

Garden, community or neighborhood, [subject to 410-41\(90\)](#)

(3) Permitted with Planning Commission approval (Special Use Permit and Series A Site Plan Review), [pursuant to Article VIII](#).

(a) Principal uses:

[Garden, Market](#), subject to 410-41(89)

§ 410-32. Schedule II: Land Uses in Commercial and Industrial Zoning Districts.

A. C-1 Service Commercial District.

G. I-1 Urban Business Park District.

(1) Permitted by right:

Bee Keeping, subject to 410-19 D.

Farmers' Market

Farmers' Market, Minor

Garden, Market, subject to 410-41(89)

Garden, Community or Neighborhood, subject to 410-41(90)

Keeping of Animals, subject to 410-19 C.

H. I-2 Light and Medium Industrial District.

(1) Permitted by right.

Bee Keeping, subject to 410-19 D.

Farmers' Market

Farmers' Market, Minor

Garden, Market, subject to 410-41(89)

Garden, Community or Neighborhood, subject to 410-41(90)

Keeping of Animal, subject to 410-19 C.s

I. I-3 Heavy Industrial District.

(1) Permitted by right.

Bee Keeping, subject to 410-19 D.

Farmers' Market

Farmers' Market, Minor

Garden, Market, subject to 410-41(89)

Garden, Community or Neighborhood, subject to 410-41(90)

Keeping of Animals, subject to 410-19 C.